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Minutes 09/25/2008

Commissioners Present: B. Cohen, A. Frisch, M. Kramer, S. Makowka, J. Smurzynski, J. Worden

Commissioners Not Present: M. Hope Berkowicz, J. Hindmarsh, M. Logan, M. Penzenik, M. Potter

Guests Present: Doris Schwaab, Lisa Davis, Paul Rovinelli

1. **AHDC Meeting Opens;** M. Kramer appointed clerk pro tempore 8:00 pm
2. **Appointment of Alternate Commissioners to Pleasant Street HDC** - A. Frisch, S. Makowka, T. Smurzynski
3. **Approval of minutes from July 24 and August 28, 2008.** S. Makowka suggested that the name of the architect for the owners of 204-206 Pleasant St. be inserted at the first reference to him in the July 24, 2008 minutes. A. Frisch moved approval of the Minutes of July 24, 2008 as modified, seconded by B. Cohen. Unanimous approval. T. Smurzynski moved approval of Minutes of August 28, 2008, seconded by J. Worden. Unanimous approval.
4. **Communications**
 1. J. Worden reported that there were not many applicants for Preservation Loans.
 2. S. Makowka reported that he had talked with a homeowner on Russell Street who was likely to apply for a preservation loan for some contemplated repairs.
 3. A. Frisch reported that many people who stopped by the ADHC Town Day Booth were directed to the Preservation Loan program to help finance the restoration of older windows.
5. **New Business**
 1. Formal Hearing re: 54 Academy Street re: porch reconstruction. Homeowner Lisa Davis submitted two letters from Academy Street neighbors who approve of the proposed renovation. Architect, Paul Rovinelli, explained that the porch was originally an open portico, with columns on 4 sides, and that someone in the past had covered these columns with full length screens. Mr. Rovinelli presented plans. The new design converts the existing porch into a family room, and includes a new 'bumpout' addition which will add 3 feet to the width of the room. The plans call for the addition to be recessed back from front elevation of the original porch and to have a lower roofline than the original porch. There will be pilasters on the house-side corners of the addition and full columns echoing the front porch columns on the exterior corners of the addition. The windows in the new room will be casement windows to echo those over the main door of the house. In the redesigned original space there will be four windows on the front and rear elevations. The addition will have one window on the front and rear elevations and four windows on the side elevation. Windows are to be composed of wood and will sit 25" off the floor of the room. Gutters on the new structure will be made of wood. The sill in of the new structure will follow the line of the main house, and will sit over a foundation of parged concrete to match that of the main house. S. Makowka pointed out that all three sides of the porch are visible to the public. B. Cohen also suggested that the roof of the new addition to the porch be the same height of the roof of the original porch for a continuous roof line. She agreed that the architect's step-back concept added interest to the design. There was a discussion about the height of the rear of the foundation which will be approximately five feet off the ground. S. Makowka expressed his concern that a large expanse parged concrete foundation might not be very attractive. The Commission discussed the application of lattice over the foundation, however, the architect suggested that this would be problematic, due to the difference in grade around the overall structure. The architect suggested the possibility of leaving the rear of the foundation open. J. Worden warned that that this would cause the room to be very cold. S. Makowka suggested that open foundation under proposed living space would be inappropriate and pushed for enclosing foundation with the option of installing appropriate style

doors on the rear elevation to access storage underneath. J. Worden suggested adding columns to the long (side) facade of the addition. The architect and homeowner were not very keen on the latter idea, saying that the addition of columns would eliminate windows/light. The architect described the roofline and trim details of the new structure and said that there would be back-banding around the windows. B. Cohen asked about the location of the downspout and Mr. Rovinelli said it would be in the rear of the structure.

S. Makowka asked the architect to resubmit larger scale drawings with detailed specifications for the Commission records since those presented at the hearing were difficult to read. S. Makowka noted for the record that the applicant had provided two letters of strong support for the proposed renovation from neighbors. The letters were from Doris Schwabb, of 53 Academy St., who was present at the meeting, and from David and Hillary Baldwin of 49 Academy St.

B. Cohen made a motion Pleasant Street Historic District Commission having fully reviewed the application before it, finds that the project under consideration to enclose an existing screened porch, if constructed per the application (as modified below), will be in harmony and not incongruous with the historical and architectural values of the district. Modifications to the plans as submitted include: (1) the roofline of the bump-out addition shall be continuous rather than stepped down from the existing roof; (2) the foundation shall be parged to match the existing and shall extend around the entire structure; and (3) final design details (e.g., window trim, etc.) shall be shared with and approved by monitor prior to installation. Also, applicant to provide larger scale copies of drawings presented at hearing to Commission for its records. M. Penzenik was chosen as the monitor for the project. A. Frisch seconded the motion, approved by all except J. Worden, who abstained.

6. Other Business

A. S. Makowka stated that he will work with Exec. Secretary to update project lists to reflect completions reported in recent months.

B. Review of projects.

S. Makowka pointed out in response to a question that it has been Commission policy that Commissioners are not asked to monitor projects within their own Districts to avoid situations in which they might be required to be reviewing their neighbors.

Meeting adjourned at 9:15 pm.